



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

P.O. BOX 827
CARLISLE, MA 01741
(978) 369-9702

MINUTES June 12, 2000

- Continued Public Hearing: Definitive Subdivision Plan, Conservation Cluster and Common Driveway Special Permits for Hart Farm Estates, Map 28, Parcels 6, 7A, 11 and 12, adjacent to 893 Curve Street, Paul and Helen Hart, applicants (Approved with conditions 5/8/00)**
- Review of alternative forms of roadway curbing (information presented by Nitsch Engineering)**
- Continued Public Hearing: Definitive Subdivision Plan, Conservation Cluster and Common Driveway Special Permits for Great Brook Estates, Map 26, Lot 18 & Map 35, Lot 22Y, 195 Rutland Street, Albert I. Gould and Betsy E. Goldenberg, applicants (Approved with conditions 5/22/00)**
- Request of Fire Chief for reconsideration of approval of Carriage Way Definitive Subdivision Plan with regard to provision of fire cistern (approved with conditions 5/8/00; appeal period expires 6/14/00)**
- Request for release of Lot 28B-1 from provisions of covenant for Wilkins Lane Definitive Subdivision Plan, dated 10/12/99 (Request of William Costello)**
- Discussion of procedures for adoption of Rules and Regulations for administering special permits for Personal Wireless Service Facilities**

Chair Epstein called the meeting to order at 7:30 p.m. Members Lane, Reid and Zinicola were present. Planning Administrator George Mansfield and *Mosquito* reporter David Ives were also present. Members Abend, Hara and Holzman were absent.

Two corrections were made to the minutes of May 22, 2000 and Reid then **moved to accept the minutes of 5/22/2000 as amended.** Lane seconded and the minutes were approved 4-0.

Regarding the **budget**, Mansfield presented the Board with a memo from the Town Administrator dated June 9, 2000. In it, she states that there will be a moratorium on spending, other than wages, for the remainder of the fiscal year. Epstein asked Lane to inquire whether the funds allocated for the drainage study are also affected by the moratorium. Mansfield thought that these funds would still be available since they were encumbered from FY1999.

Organization of 2000-2001 Board

Reid suggested that the liaisons to other Town boards should receive copies of the agendas prior to those meetings. Mansfield agreed to ask that the agendas be sent directly to each liaison.

The PA was asked to look into the status of the appointee to the Historical Commission. The Board members present agreed that Holzman should continue to serve as liaison to the Board of Health.

Zinicola offered to represent the Board at MAPC/Magic meetings when Lane is unavailable. Lane will also be the Board's appointee to the Long-term Capital Requirements Committee. Epstein offered to continue his role as liaison to the Selectmen and Town Counsel. Although Hara was not present, she had communicated an interest in serving as liaison to the Conservation Commission and the Trails Committee and was thus assigned. Reid suggested that the Board establish a liaison position for the Housing Authority and volunteered to take that position. Likewise, Zinicola offered to represent the Board at Bike/Pedestrian Safety Committee meetings. The Board agreed that these liaisons are appropriate. The appointment to the Municipal Land Committee and liaison to the Recreation Commission will be discussed at a future meeting when other Board members are present.

Summer Meeting Schedule

The Board established its summer meeting schedule as follows: June 26, July 17, July 31, August 21 and September 11. Thereafter, the Board will resume its schedule of meeting every 2nd and 4th Monday of the month.

Wage and Classification Study

Reid gave a brief summary of the situation to date. The Personnel Board plans to bring all employees up to the minimum salary within their current level first, and then later reclassify employees to put them into the proper levels. The Planning Board is scheduled to meet with the Personnel Board on June 26 at 6:30 p.m. and Epstein asked that Board members make an effort to attend this meeting. Epstein also asked the Board and staff to review the job descriptions and provide comments to him by Wednesday. He will combine them so that they may be presented to the Personnel Board by June 19 as requested.

Continued Public Hearing: Definitive Subdivision Plan, Conservation Cluster and Common Driveway Special Permits for Hart Farm Estates, Map 28, Parcels 6, 7A, 11 and 12, adjacent to 893 Curve Street, Paul and Helen Hart, applicants (Approved with conditions 5/8/00)

Attorney Joseph Shanahan was present on behalf of the applicants. He explained that the Natural Heritage & Endangered Species Program has approved the plan, finding no vernal pool activity within the construction area. The Board received a copy of a letter to the ConsCom stating that a vernal pool had been located in the open space parcel. Mansfield notified the Board that eight legal documents had been submitted to the PB office on Friday and have been forwarded to Town Counsel for review. He will forward the revised plans to Judith Nitsch Engineering. Epstein moved to continue the Public Hearing to 8:15 p.m. on 6/26/2000. Lane seconded the motion and it carried 4-0.

Review of alternative forms of roadway curbing (information presented by Nitsch Engineering)

Sandy Brock of Judith Nitsch Engineering, Inc. was present. She began her presentation by defining several commonly used terms. She clarified the difference between a curb and a berm. A curb has an approximate 6-inch reveal, while a berm has a low profile. Edging is simply a general term that includes these two and other alternatives. Then she listed the most commonly used edging materials as granite, pre-cast concrete and bituminous concrete (a.k.a. bit.conc. or asphalt). Brock explained that bit.conc. is generally poured and molded on top of the base course, with the top course then poured next to it, while vertical curbing is installed approximately 18" deep. Brock stated that the more expensive curbing is also sturdier, with vertical granite being the most durable. She noted that sloped granite is less expensive and allows vehicles to drive up onto it. Brock recommended against using sloped granite curbing in an area that would have a paved sidewalk against it, noting that the pavement would crack along the sloped curb.

Brock then went over typical Mass. D.P.W. edging cross sections, which she had presented to the Board earlier, and described the benefits and drawbacks of the various alternatives. Epstein asked for an example of modified Cape Cod Berm and Mansfield suggested that he visit the Munroe Hill subdivision. Reid asked if edging is necessary at all, given Carlisle's rural setting. Brock stated that without edging, roadway design becomes more complex. She explained that a swale would be required for any grade greater than 3% and at a 5% grade, the swale would require

riprap or other modifications. Brock also noted that the construction of a swale would require an additional width of approximately 10 feet. Brock advised that the swale system is fine for rural cul-de-sac subdivisions, but curbing should be required for collector roads. She then presented the Board with possible improvements to the Rules and Regulations and agreed to provide additional comments before June 30th.

Continued Public Hearing: Definitive Subdivision Plan, Conservation Cluster and Common Driveway Special Permits for Great Brook Estates, Map 26, Lot 18 & Map 35, Lot 22Y, 195 Rutland Street, Albert I. Gould and Betsy E. Goldenberg, applicants (Approved with conditions 5/22/00)

Applicant Albert Gould and abutter Rich Puffer were present. Gould asked if he could forward the legal documents directly to Town Counsel when they were ready for review. The Board agreed to this. Epstein asked Gould if he had received a copy of a letter from Susan W. Smith dated June 12, 2000. Gould replied that he had received this and was in the process of choosing another name for the common driveway as requested in the letter. Epstein then moved to continue the Public Hearing to 7:35 p.m. on 6/26/2000. Reid seconded and the motion was approved 4-0.

Request of Fire Chief for reconsideration of approval of Carriage Way Definitive Subdivision Plan with regard to provision of fire cistern (approved with conditions 5/8/00; appeal period expires 6/14/00)

Fire Chief Bob Koning was present. He reiterated the comments made in his June 8, 2000 memo to the Board, which expressed his concerns over the Board's approval of the Carriage Way Subdivision Plan. He questioned why the Board did not require the applicant to comply with his request for a second cistern. Epstein reviewed the history of the Carriage Way application and asked Koning when his current cistern regulations went into effect. Koning maintained that they have been in effect since 1996 with the latest version dated October 1999. He also stated that the applicant had never approached him to discuss the plans. Epstein suggested that the Board plan to hold a public hearing on 7/17/2000 in order to consider amending the plan. He noted that the hearing could be cancelled if the developer comes to an agreement with the Fire Chief, prior to that date. Epstein agreed to contact the Selectmen and the PA was asked to contact Mr. Costello. Reid moved to direct the PA to post a Public Hearing notice to consider amending the Carriage Way Subdivision and to take any other action necessary in order to hold a Public Hearing on 7/17/2000 at 8:00 p.m. The motion was seconded by Zinicola and approved 4-0.

Request for release of Lot 28B-1 from provisions of covenant for Wilkins Lane Definitive Subdivision Plan, dated 10/12/99 (Request of William Costello)

Epstein moved to release Lot 28B-1 from the Wilkins Lane Subdivision pursuant to Section 2 of the covenant dated October 12, 1999. Reid seconded the motion and it carried 4-0.

Review of Documents for the Carriage Way Definitive Subdivision Plan

Mansfield informed the Board that the drainage easement and fire protection easement documents have been received and forwarded to Town Counsel for review. He will also forward the fire protection easement documents to the Fire Chief.

Discussion of procedures for adoption of Rules and Regulations for administering special permits for Personal Wireless Service Facilities

Epstein informed the Board that the Wireless Working Group, consisting of Kate Reid, Dan Holzman, Michael Epstein, Paul Gill and Rick Blum, met on June 1st. The group was productive and generated a blacklined draft of the wireless regulations dated 6/7/2000. This was sent to Town Counsel for review and a reply is expected shortly. Mansfield explained that Reid had asked about the possibility of granting a special permit for a term of five years, at which time it would require renewal. Town Counsel has advised against this option because of the high cost of construction. The secretary was asked to draft a submittal checklist to be included in the regulations.

At 10:20 p.m. Reid moved and Lane seconded a **motion to adjourn**. The motion carried 4-0.

Respectfully submitted,

A handwritten signature in cursive script that reads "Anja M. Stam". The signature is written in dark ink and is positioned above the printed name and title.

Anja M. Stam
Planning Board Secretary